



An enchanting Grade II listed village property

The Priory, Newport Road, Edmond, Newport, Shropshire, TF10 8HH

Freehold





Situated in a village location • Ideally placed for Harper Adams University and Newport • Handsome, character property • Mature gardens • Versatile outbuildings

Location

The village of Edgmond lies approximately 1 mile north west to the town of Newport. Harper Adams University is situated in the village along with a pub, The Lamb Inn. There is a church, a school and a post office. The larger town of Newport has a Waitrose, a selection of high street shops, restaurants and amenities.

Newport has two highly regarded schools, Newport Girls High School in the state sector and Haberdasher's Adams Grammar School. Further schooling may be found in Shrewsbury and Telford.

Newport is well placed for commuting with links to the M54 and M6. Direct travel to London may be found at Stafford Station approximately 14 miles, with trains to Euston taking approximately 1 hour and 17 minutes.

Accommodation

The Priory is a handsome house dating back to 1570 and has retained many original features. The current owner has lovingly updated the house to offer a superb family home which flows particularly well.

The house was Listed in 1983, notably for its sash windows, gabled hooded panelled front door and off centre brick ridge stack, as well as some internal features including the nooks to either side of the fireplace in the lounge and the dining room

'egg and dart' moulded cornice and fluted frieze, original dining room fireplace and settle as well as an internal wall cupboard. There are two beautiful trees in the grounds, subject to Tree Preservation Orders, one being a Lime Tree and the other a Weeping Beech.

The entrance hall has decorative Mynton tiles and leads into the sitting room which is lovely and light with exposed beams and dual aspect sash windows. There is a fireplace with a wood burning stove with the nooks either side. Off the sitting room is the dining room which has wooden flooring, an original fireplace with a settle and a door leading into the inner lobby and kitchen. Beyond the dining room is the library/study with a door outside to the garden.

The kitchen breakfast room has pine units, tiled flooring, a double electric NEFF oven with a gas hob. There is a pantry off, along with a useful utility area with storage, a boot cupboard and WC with access outside via a stable door to the gardens.

On the first floor is the master bedroom with built in wardrobes and a beautiful en-suite bathroom which has a free standing roll top bath sitting centrally. There are a further 4 double bedrooms and a family bathroom with tiled flooring.



Outside

The Priory is accessed via a gravelled driveway which opens out to a parking area and garaging. The gardens are situated to the front and to the side of the house and offer privacy. Mature trees flank the boundary along with hedging. There is a lawn area at the front of the house and the gardens sweep around to the side where there is a patio and seating area.

A separate entrance takes you to a further parking area with two separate, traditional outbuildings, which with the necessary planning permission could be converted.

Directions

The village of Edgmond may be accessed via the A41 from Telford on the Chetwynd Road or the B5062 on the Shrewsbury Road. Once in the village turn onto Newport Road, with the Lion Inn pub on your left hand side. The driveway for The Priory may be found immediately on your right hand side.

Tenure

Freehold

Services

Mains water, electricity, gas and drainage

Local Authority

Telford & Wrekin: Band G

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Brochure prepared June 2020

Photographs taken June 2020

Viewing

Strictly by appointment with Savills.





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Approximate Area 231.0 sq m / 2486 sq ft

Garage 44.1 sq m / 475 sq ft

Outhouses / Greenhouse 39.6 sq m / 426 sq ft

Total 314.7 sq m / 3387 sq ft

Including Limited Use Area (1.0 sq m / 11 sq ft)



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